



**Ian Knott**  
072-226-3189  
ian.knott@expsouthafrica.co.za

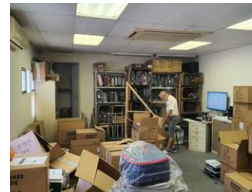
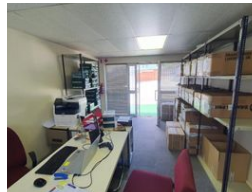
Contact eXp Realty

087 8212575

South Africa



Web Ref 7002001-87262



R12,120 pm

Gross Monthly Rental R12,120 Excl. VAT



## Prime 202m² Office Space with Secure Parking and Modern Features To Let

Presenting an exceptional opportunity to lease a premium-grade office space spanning 202m², ideal for businesses seeking a professional and secure working environment. This immaculately maintained property offers a host of features tailored for operational efficiency and tenant comfort.

### Key Highlights:

**Generous Floor Area:** 202m² of well-configured workspace, combining private and open-plan layouts.

**Secure Shaded Parking:** On-site, covered bays ensure safety and convenience for staff and clients.

**Professional Reception Area:** A mid-sized, welcoming reception sets the tone for client interactions.

**Private Executive Offices:** Two large, air-conditioned offices provide quiet, enclosed workspaces.

**Spacious Open-Plan Area:** Fully air-conditioned, ideal for collaborative teams and adaptable setups.

## Features

**Zoning** Commercial

### Interior

Air Conditioning Yes

### Exterior

Security Yes

### Sizes

Floor Size 202m²

### Extras

Near Schools Air Conditioner Near Children's Park Near Motorway High Speed Internet Alarm System Near Fitness centre Fibre Near Hospital Near Public Transportation Near Highway Eat-in Kitchen High Traffic Near Bus Wheelchair Accessible Frequency location Near Shops Near Shopping Mall Near Medical Center Concrete Air Conditioning Unit Kitchen-Dinette On Busy Road Brick Security - System Unfurnished Safe Location Good reachable traffic Near Park